Book 2015 Page 734

Document 2015 734 Type 03 001 Pages 3
Date 3/31/2015 Time 3:31:00PM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $114.40
Rev Stamp# 94 DOV# 89

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 1st day
of April AD 2015
Carolyn Boeder, Auditor
By P. Hildebrand, Deputy

Citizens State Bank
1218 West Main St.
Manchester, IA. 52057

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)
Matthew E. Farrell, 204 Manchester, Ave., Earlville, IA 52041

Return Document To: (Name and complete address)
Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310

Grantors:
Investment Opportunities, LLC

Grantees:
Matthew E. Farrell
Crystal M. Farrell

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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THE IOWA STATE BAR ASSOCIATION Official Form No. 101	Michael A. Bowman	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

WARRANTY DEED

For the consideration of One and no/100 ---------- Dollar(s) and other valuable consideration, Investment Opportunities, LLC, an Iowa Limited Liability Company (shown on the title as Investment Opportunities, Inc.) do hereby Convey to Matthew E. Farrell and Crystal M. Farrell, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in JONES County, Iowa:

Lots One (1) and Twelve (12) and the East forty (40) feet of Lots Two (2) and Eleven (11), Block Seventeen (17), Pitkin's Addition to Nottingham, now Earlville, Iowa, according to plat recorded in Book I L.D., Pages 456-457

Grantor represents and warrants that: (1) the Grantor is a manager-managed limited liability company; (2) this coverage is in the ordinary course of grantor's business or affairs; and (3) the undersigned has authority to act on behalf of the limited liability company.

The undersigned further states and warrants that Investment Opportunities, LLC is the true and proper owners of the above-described property even though the original deed showed title as Investment Opportunities, Inc. The title holder has always been a limited liability company and title was inappropriately shown as Inc., rather than LLC, which was a scrivenor error and not made in reference to a different organization.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 30, 2015

Investment Opportunities LLC
Investment Opportunities, LLC (Grantor)

Ted Kraus Manager
Ted Kraus, Manager (Grantor)

(Grantor)

Sarah Kraus
Sarah Kraus, Manager (Grantor)

STATE OF Iowa, COUNTY OF Jones

This record was acknowledged before me this 30th day of March, 2015, by Ted Kraus, Manager and Sarah Kraus, Manager.

Angela M. McDonough
Signature of Notary Public

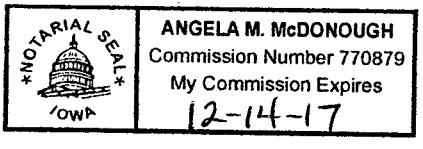
NOTARIAL SEAL IOWA

ANGELA M. McDONOUGH
Commission Number 770879
My Commission Expires
12-14-17

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STATE OF IOWA)
) ss.
JONES COUNTY)

On this 30th day of March, ~~2014~~ 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ted Kraus and Sarah Kraus, to me personally known, who being by me duly sworn, did say that that said persons is a manager of said Investment Opportunities, L.L.C., and that said instrument was signed on behalf on the said Investment Opportunities, L.L.C., by authority of its managers and the said managers Ted Kraus and Sarah Kraus acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Investment Opportunities, L.L.C., by it voluntarily executed.



Notary Public in and for said State